

ARTICLE 12. HISTORIC URBAN NEIGHBORHOODS *NON-RESIDENTIAL DISTRICTS*

PURPOSE OF THE HISTORIC URBAN NEIGHBORHOODS

Historic Urban Neighborhoods are those areas of the city that were developed predominantly in the mid to late 19th century. The development pattern of Historic Urban Neighborhoods is characterized by a higher density and pedestrian scale environment with limited accommodation for the automobile. Within Historic Urban Neighborhoods, many of the residential neighborhoods contain traditional corner stores that serve the immediate residents and are in close proximity to commercial clusters of local businesses.

The non-residential districts of the Historic Urban Neighborhoods address the small-scale commercial areas have become integral parts of older neighborhoods. These range from pedestrian-oriented commercial clusters at the intersection of arterial streets, the traditional corner store, and mixed-use corridors. The regulations are intended to control the types of uses allowed and the scale of development to encourage their vitality while maintaining compatibility with nearby residential areas.

CHARACTER OF THE HISTORIC URBAN NEIGHBORHOODS

The character of the non-residential districts of the Historic Urban Neighborhoods is defined by:

- ❖ Commercial uses closely integrated into the residential neighborhoods, including the traditional corner store, small commercial clusters and small mixed-use corridors
- ❖ Commercial structures compatible in scale and design with nearby residential dwellings
- ❖ A pedestrian-oriented environment, with limited or no accommodation for on-site parking, where residents often walk to their destination
- ❖ Commercial uses generally oriented to serve the needs of nearby residents and the neighborhood



ARTICLE 12. HISTORIC URBAN NEIGHBORHOODS *NON-RESIDENTIAL DISTRICTS*

- 12.1 PURPOSE STATEMENTS
 - 12.2 USES
 - 12.3 SITE DESIGN STANDARDS
 - 12.4 GENERAL STANDARDS OF APPLICABILITY
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12.1 PURPOSE STATEMENTS

A. Purpose of the HU-B1A Neighborhood Business District

The HU-B1A Neighborhood Business District is intended to address an individual parcel or small cluster of parcels in non-residential use that exist within residential areas that have historically served the neighborhood and are located on a corner, including established corner stores. These historic neighborhood business uses are consistent with the character of the surrounding neighborhood and are intended to serve the immediate area with minimal impact on the surrounding residential uses.

B. Purpose of the HU-B1 Neighborhood Business District

The HU-B1 Neighborhood Business District is intended for commercial areas that predominantly serve the needs of the nearby residential neighborhoods. The general character of this type of development should be sensitive to and compatible with its residential surroundings.

C. Purpose of the HU-MU Neighborhood Mixed-Use District

The HU-MU Neighborhood Mixed-Use District is intended for areas of mixed-use development that are close to residential neighborhoods. The district regulations are designed to encourage mixed-use areas that are compatible with adjacent or nearby land uses and pedestrian-oriented in character. In the HU-MU District, active retail and personal service uses along the ground floor with residential uses above are encouraged. A variety of residential dwellings are also allowed.

12.2 USES

Only those uses of land listed under Table 12-1: Permitted and Conditional Uses as permitted uses or conditional uses are allowed within the Historic Urban Neighborhood Districts. A "P" indicates that a use is permitted within that zoning district. A "C" indicates that a use is a conditional use in that zoning district and must obtain a conditional use approval as required in Section 4.3 (Conditional Use). No letter (i.e., a blank space) or the absence of the use from the table indicates that use is not permitted within that zoning district.

TABLE 12-1: PERMITTED AND CONDITIONAL USES

USE ¹	DISTRICTS			USE STANDARDS
	HU-B1A	HU-B1	HU-MU	
RESIDENTIAL USE				
Bed and Breakfast – Family Home	P	P	C	Section 20.3.G
Bed and Breakfast – Guest Home	P	P	C	Section 20.3.G
Bed and Breakfast – Inn	P	P	C	Section 20.3.G
Bed and Breakfast – Historic Home	P	P	C	Section 20.3.G
Day Care Home, Adult or Child – Small	P	P	P	Section 20.3.P
Day Care Home, Adult or Child – Large		P	P	Section 20.3.P
Dwelling, Above the Ground Floor	P	P	P	
Dwelling, Single-Family	P	P	P	
Dwelling, Two-Family	P	P	P	
Dwelling, Townhouse			P	
Dwelling, Multi-Family			P	
Group Home, Small	P	P	P	Section 20.3.BB
Group Home, Large			P	Section 20.3.BB
Group Home, Congregate			C	Section 20.3.BB
Residential Care Facility for Elderly			P	Section 20.3.QQ
COMMERCIAL USE				
Animal Hospital		C	P	
Art Gallery	P	P	P	
Arts Studio	P	P	P	
Bar			C	Section 20.3.F
Day Care Center, Adult or Child – Small	P	P	P	Section 20.3.O
Day Care Center, Adult or Child – Large		P	P	Section 20.3.O
Day Care Center, Adult or Child - Commercial		P	P	Section 20.3.O
Financial Institution	P	P	P	
Gas Station		C	C	Section 20.3.Z
Green Market	P	P	P	Section 20.3.AA
Health Club		P	P	
Indoor Amusement Facility		P	P	Section 20.3.D
Hotel/Motel			C	
Live Entertainment – Secondary Use			C	Section 20.3.FF
Medical/Dental Clinic	C	P	P	
Office	P	P	P	
Personal Service Establishment	P	P	P	
Pet Day Care Center	P	P	P	Section 20.3.EE
Reception Facility		C	C	Section 20.3.OO
Restaurant, Carry-Out	C	P	P	Section 20.3.RR
Restaurant, Fast Food		C	C	Section 20.3.RR
Restaurant, Specialty	P	P	P	Section 20.3.RR
Restaurant, Standard	P	P	P	Section 20.3.RR
Retail Goods Establishment	P	P	P	
Retail Sales of Alcoholic Beverages			C	
Social Club or Lodge	P	P	P	Section 20.3.TT
INSTITUTIONAL USE				
Community Center	C	C	C	Section 20.3.L
Convent and Monastery		P	P	
Cultural Facility	C	C	C	Section 20.3.L
Educational Facility, Primary			C	Section 20.3.R
Educational Facility, Secondary			C	Section 20.3.R
Government Offices	P	P	P	
Places of Worship		P	P	
Public Works and Safety Facility			C	Section 20.3.L
INDUSTRIAL USE				
Food Processing			C	
Manufacturing, Artisan			P	

TABLE 12-1: PERMITTED AND CONDITIONAL USES				
USE ¹	DISTRICTS			USE STANDARDS
	HU-B1A	HU-B1	HU-MU	
Mini-Warehouse			C	
Warehouse			C	
OTHER				
Parking Lot (Principal Use)		C	C	Section 20.3.KK
Parking Structure (Principal Use)		C	C	Section 20.3.KK
Planned Development		C	C	Article 5
Utilities		C	C	Section 20.3.YY
Wireless Communications Antenna	C,P ²	C,P ²	C,P ²	Section 20.3.AAA
Wireless Communications Facility	C	C	C	Section 20.3.AAA
Wireless Communications Tower	C	C	C	Section 20.3.AAA

TABLE 12-1 FOOTNOTES

¹ The terms in this column ("Use") are defined in Article 26.

² Only wireless telecommunications antennas that comply with the stealth design standards of Section 20.3.AAA are considered permitted uses.

12.3 SITE DESIGN STANDARDS**A. Bulk and Yard Regulations**

Table 12-2: Bulk and Yard Regulations establishes bulk and yard regulations for the Historic Urban Neighborhood Districts. (Highlighted letters in Table 12-2 indicate where those bulk and yard regulations are illustrated on the accompanying site diagram.)

TABLE 12-2: BULK & YARD REGULATIONS

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BULK & YARD REGULATIONS		DISTRICTS		
		HU-B1A	HU-B1	HU-MU
BULK REGULATIONS				
	MINIMUM LOT AREA	SF: 1,500sf/du 2F: 1,200sf/du Non-Residential: None	SF: 1,500sf/du 2F: 1,200sf/du Non-Residential: None	SF: 1,500sf/du 2F: 1,200sf/du MF: 1,000sf/du Townhouse: 2,000sf/du Dwelling Above Ground Floor: 800sf/du Non-Residential: None
A	MINIMUM LOT WIDTH	SF & 2F: 25' Non-Residential: None	SF & 2F: 25' Non-Residential: None	SF, 2F & MF: 25' Townhouse: 18' per du Non-Residential: None
B	MAXIMUM BUILDING HEIGHT	SF & 2F: 35' Non-Residential: 40' & no more than 3 stories	SF & 2F: 35' Non-Residential: 40' & no more than 3 stories	SF & 2F: 35' MF, Townhouse & Non-Residential: 40' & no more than 3 stories
MINIMUM YARD REQUIREMENTS				
C	FRONT YARD	SF & 2F: See Section 11.3.A.2 Non-Residential: 0' build-to line	SF & 2F: See Section 11.3.A.2 Non-Residential: 0' build-to line	None, to a maximum of 5'
D	INTERIOR SIDE YARD	3'	SF & 2F: 3' Non-Residential: None, unless abutting a residential district then 3'	SF & 2F: 3' Townhouse, MF & Non-Residential: None, unless abutting a residential district then 3'
E	CORNER SIDE YARD	SF & 2F: See Section 11.3.A.3 Non-Residential: None, to a maximum of 3'	SF & 2F: See Section 11.3.A.3 Non-Residential: None, to a maximum of 5'	SF & 2F: 10% of lot width, but a minimum of 3' Townhouse, MF & Non-Residential: None, to a maximum of 5'
F	REAR YARD	20% of lot depth or 15', whichever is less	SF & 2F: 20% of lot depth or 15', whichever is less Non-Residential: None, unless abutting a residential district then 15'	Residential: 20% of lot depth or 15', whichever is less Non-Residential: None, unless abutting a residential district then 15'

Historic Urban Neighborhoods - Commercial

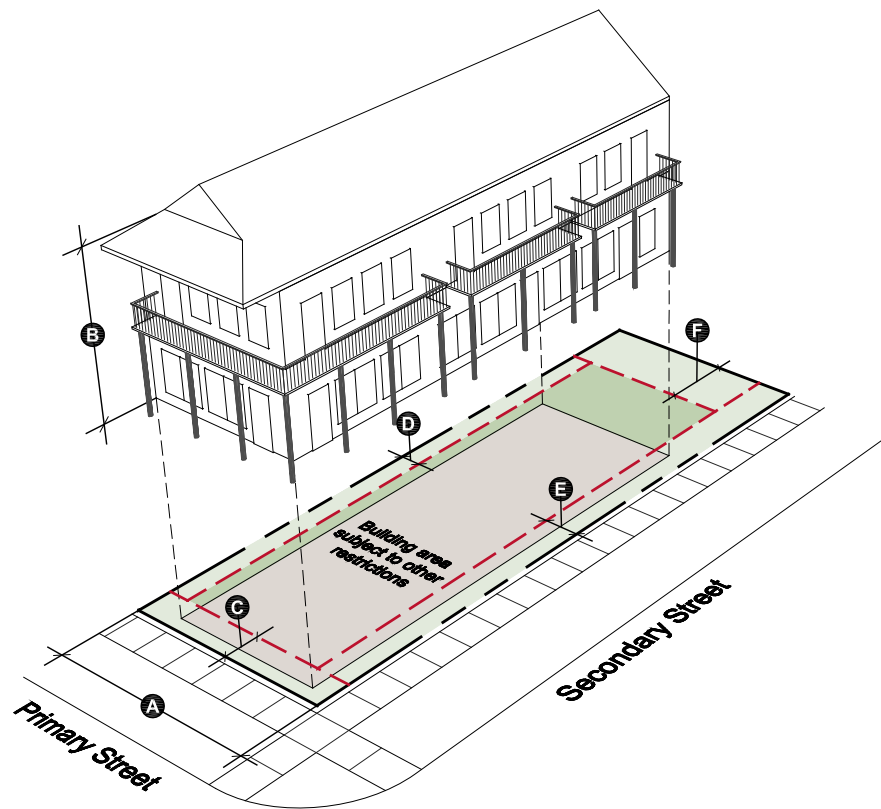
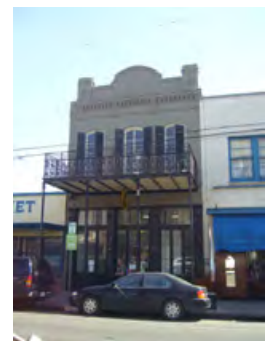


Illustration of site development standards



Range of potential building forms (not all development outcomes represented)

Photographs may be substituted at the discretion of the Executive Director of the City Planning Commission with the approval of the City Planning Commission.

B. HU-B1A District Standards

Structures within the HU-B1A District must meet the following standards for designation as the HU-B1A District.

1. The structure must be located on a corner lot, clearly non-residential in its original construction and use, such as former warehouse buildings, institutional uses like firehouses, educational facilities and places of worship, and early gas stations.
2. The lot must form the corner of at least two (2) streets.
3. No parking is required. If parking is provided, no parking may be located in front of the front building line or in front of the front building line of a structure on either side of lot. All parking must be screened in accordance with Article 23 (Landscaping, Stormwater Management and Screening).
4. The structure must have a majority of the following characteristics:
 - a. The building is built to the sidewalk and frames the corner.
 - b. The building entrance is visible from both streets, and has an entrance across the angle of the corner or a street-level entrance on both streets.
 - c. The building has an overhang, gallery or balcony over the sidewalk along one (1) or both of the streets forming the corner.
 - d. The building has display windows and no blank walls facing the street.
 - e. The building was originally constructed for a non-residential use.
5. Where reuse of an existing gas station is proposed, parking is permitted in the front of the structure, subject to the landscape standards of Article 23 (Landscaping, Stormwater Management and Screening).

C. Building Design Standards

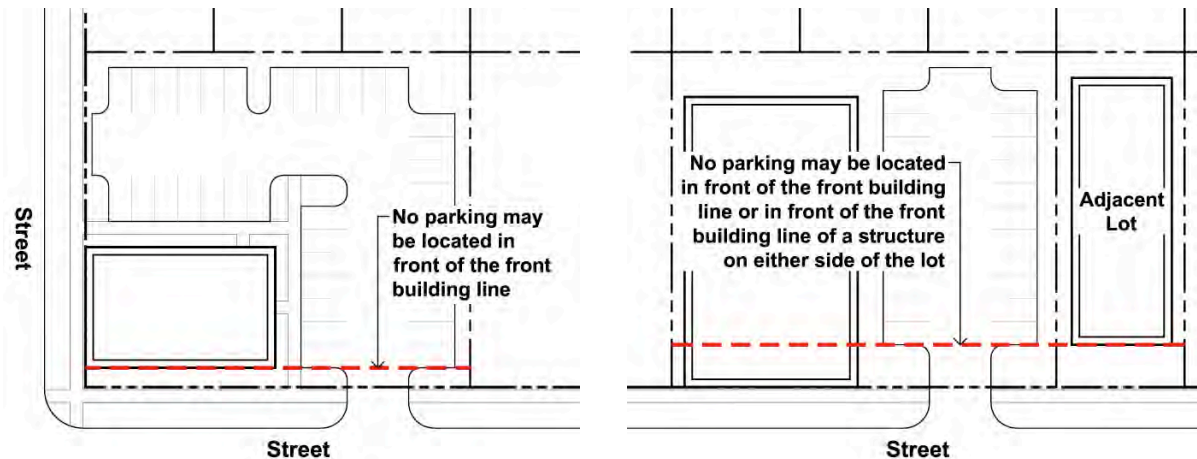
1. HU-B1 and HU-MU District Design Standards

Non-residential uses within the HU-B1 and HU-MU Districts must meet the following design standards.

- a. The first floor of commercial buildings must be designed with a minimum ceiling height of twelve (12) feet.
- b. The ground floor of a commercial façade must maintain a transparency of fifty percent (50%) and windows must be constructed of clear and non-tinted glass.
- c. The primary entrance for each business must be oriented to the street. If residential dwellings are located above the ground floor, separate street level access is required for residential access.
- d. Awnings are encouraged along ground floor facades.

- e. No parking is required. If parking is provided, no parking may be located in front of the front building line or in front of the front building line of a structure on either side of the lot. All parking must be screened. (See [Figure 12-1: Parking Lot Location](#))

FIGURE 12-1: PARKING LOT LOCATION



- f. Where reuse of an existing gas station is proposed, parking is permitted in the front of the structure, subject to the landscape standards of Article 23 (Landscaping, Stormwater Management and Screening).
- g. The following restrictions apply to building materials:
- i. The following materials are permitted for use on exterior elevations visible from the public right-of-way:
 - (1) Brick
 - (2) Natural or cast stone
 - (3) Stucco
 - (4) Wood
 - (5) Architectural pre-cast concrete
 - (6) Green building materials; however, these materials must be approved by the Executive Director of the City Planning Commission
 - (7) Additional building materials not listed as permitted materials may be used subject to the approval of the Executive Director of the City Planning Commission and so long as such materials are not listed as a prohibited material in Paragraph b below.
 - ii. The following materials are prohibited as the predominant surface finish material on exterior elevations visible from the public right-of-way. However, such materials may be used as part of decorative or detail elements, or as part of the exterior construction, such as a foundation course, that is not used as a predominant surface finish material.

- (1) Concrete masonry units (CMU)
- (2) King-size or jumbo brick
- (3) Aluminum siding or panel systems, or metal panels
- (4) Exposed aggregate (rough finish) concrete wall panels
- (5) Exterior insulating finish systems (EIFS, "Dryvit")
- (6) Glass curtain wall systems
- (7) Plastic
- (8) T-111 Composite plywood siding
- (9) Vinyl

- h. The siting and design requirements for buildings in the HU-MU District are illustrated in Figure 12-2: HU-MU District Illustrative and Site Diagram.

3. Townhouse and Multi-Family Dwelling Design Standards

See Article 11 for building design standards for townhouse and multi-family dwellings in the Historic Urban Neighborhood Non-Residential Districts.

FIGURE 12-2: HU-MU DISTRICT ILLUSTRATIVE AND SITE DIAGRAM

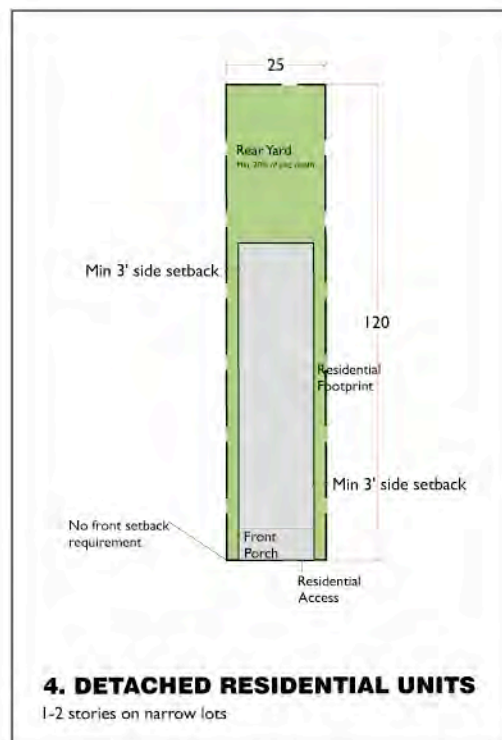
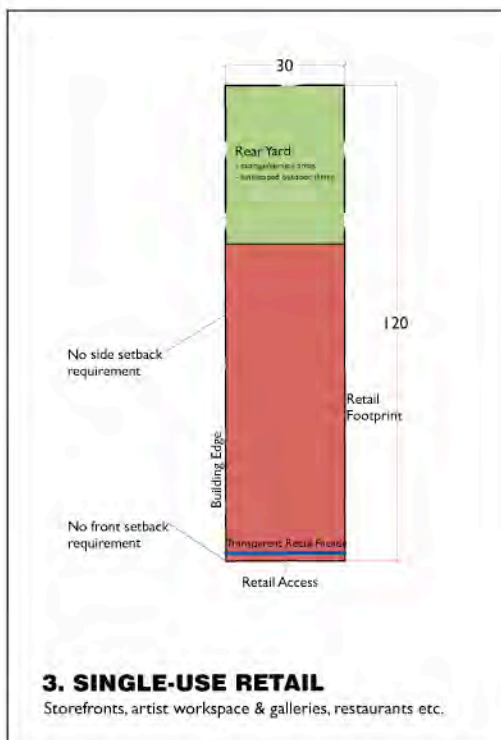
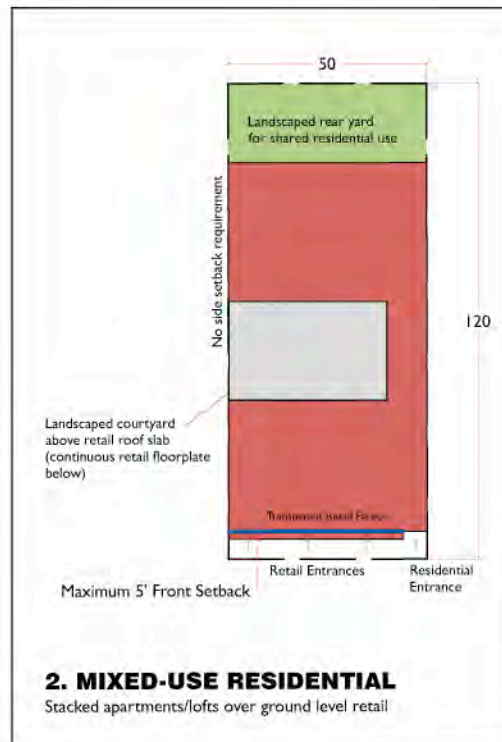
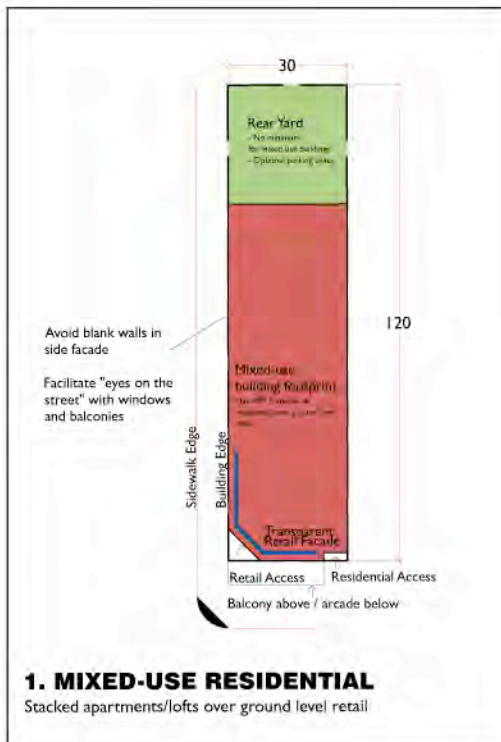


- ❶ Separated building entry for retail users and residents
- ❷ Maximum 5' setback
- ❸ No side yard required for commercial and mixed use
- ❹ 3' side yard required when residential abuts commercial property
- ❺ Primary entrance for each business oriented to the street
- ❻ Ground floor commercial exceeds 50% transparency requirement
- ❼ First floor commercial minimum ceiling height of 12' (14' encouraged)
- ❽ Awnings, canopies, or arcades are encouraged along the ground floor facades
- ❾ Maximum single-family building height does not exceed 35'
- ❿ Maximum mixed-use building height does not exceed 40' or three stories
- ⓫ Roof forms consistent with design of facades



See next page for
parcel 1-4 details.

FIGURE 12-2: HU-MU DISTRICT ILLUSTRATIVE AND SITE DIAGRAM



12.4 GENERAL STANDARDS OF APPLICABILITY

All Historic Urban Neighborhoods Districts are subject to the following standards:

A. Accessory Structures and Uses

See Section 21.6 (Accessory Structures and Uses) for standards covering accessory structures and uses.

B. Temporary Uses

See Section 21.8 (Temporary Uses) for standards governing temporary uses.

C. Site Development Standards

See Article 21 (On-Site Development Standards) for additional site development standards such as exterior lighting, environmental performance standards and permitted encroachments.

D. Off-Street Parking and Loading

See Article 22 (Off-Street Parking and Loading) for standards governing off-street parking and loading.

E. Landscaping, Stormwater Management and Screening

See Article 23 (Landscaping, Stormwater Management and Screening) for standards governing landscaping, stormwater management and screening.

F. Signs

See Article 24 (Signs) for standards governing signs.

G. Overlay Districts

See Article 18 (Overlay Districts) for additional overlay district regulations, when applicable.

H. Nonconformities

See Article 25 (Nonconformities) for regulations governing nonconformities.